



HTC Final – Form 2	
LOG NUMBER	32442
SEP 22 2006	
By	

**HISTORIC PRESERVATION TAX CREDIT PROGRAM
FINAL APPROVAL FORM – FORM 2**

1a. APPLICANT INFORMATION (PERSON OR ENTITY CLAIMING THE TAX CREDIT)

NAME OF INDIVIDUAL OR ENTITY Norwood Hills Corporation

1b. TYPE OF ENTITY

IF APPLICANT IS A BUSINESS ENTITY:

Partnership
☐ General ☐ Limited
Corporation
☒ Regular ☐ Subchapter S
☐ Trust ☐ LLC

IF APPLICANT IS AN INDIVIDUAL TAXPAYER:

☐ Property Owner
☐ Other (specify) _____

NAME OF AUTHORIZED COMPANY OFFICIAL
John Wright

TITLE

MAILING ADDRESS

BUSINESS ADDRESS
1 Norwood Hills Country Club Drive

CITY/TOWN

CITY/TOWN

St. Louis

STATE
MO

ZIP CODE
63121

STATE

ZIP CODE

TELEPHONE
314-521-0682

FAX
314-521-0792

TELEPHONE

FAX

TAXPAYER IDENTIFICATION NUMBER (OR SOCIAL SECURITY NUMBER)
43-0438260

SOCIAL SECURITY NUMBER

NAICS CODE (See Definitions in Guidelines)

713910 employees 196

SPOUSE SOCIAL SECURITY NUMBER (if applicable)

EMAIL ADDRESS

EMAIL ADDRESS

ARE YOU THE PROPERTY OWNER? IF NOT, PLEASE LIST OWNER
Yes

ARE YOU THE PROPERTY OWNER? IF NOT, PLEASE LIST OWNER

2. PROJECT CONTACT

☐ Applicant ☒ Owner ☐ Other (Consultant, etc.)

NAME Jim Malik

ADDRESS 1 Norwood Hills Country Club Drive

CITY/TOWN
St. Louis

STATE
MO

ZIP CODE
63121

TELEPHONE
314-521-0682

FAX
314-521-0792

3. PROPERTY INFORMATION

NAME OF PROPERTY
Norwood Hills Country Club

ADDRESS
1 Norwood Hills Country Club Drive

CITY/TOWN
St. Louis

STATE
MO

ZIP CODE
63121

COUNTY
St. Louis

PROPERTY (AFTER REHABILITATION)

☐ Residential ☒ Commercial ☐ Residential/Commercial ☐ Governmental

4. OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

ADDRESS

CITY/TOWN

STATE

ZIP CODE

PHONE

FAX

**CERTIFICATION OF FINAL APPROVAL
(FOR OFFICIAL USE ONLY)**

Log #: 32442Name of Property: Norwood Hills Country ClubApplicant: Norwood Hills CorporationDate transmitted to the Department of Economic Development: 12/18/06

The Missouri Department of Natural Resources, State Historic Preservation Office has reviewed this application and:

☒ Approves the completed work

☐ Does not approve the completed work for the following reason(s):

☐ Returns the application and requests additional information as stated below before the application will be reconsidered.

☐ Other



Missouri Department of Natural Resources
State Historic Preservation Office

Reviewed by: Angelo LoganDEC 15 2006

Date

(AFTER CERTIFICATION - RETURN TO DEPARTMENT OF ECONOMIC DEVELOPMENT)



DEPARTMENT OF ECONOMIC DEVELOPMENT

HISTORIC TAX CREDIT FORM 1 - PRELIMINARY APPROVAL

Log # 32442

PART 1A.

1. APPLICANT INFORMATION (PERSON OR ENTITY CLAIMING THE TAX CREDIT)

NAME

NORWOOD HILLS CORPORATION AND/OR ASSIGNS

TYPE OF ENTITY:

☐ Individual☐ Partnership☐ General☐ Limited☒ Corporation☒ Regular☐ Subchapter S☐ Limited Liability Company

*For entities with flow through tax treatment (e.g., partnerships, S-corporations, etc.), include on a separate sheet the name, address, and social security number or taxpayer ID number for all persons or entities with an ownership interest. Provide the percentage ownership interest for each taxpayer as of the time of the application. If the tax credits are to be certified other than pro rata according to the proportion of ownership interest, also attach an executed agreement among the partners, members or owners documenting the alternate distribution method.

NAME OF AUTHORIZED COMPANY OFFICIAL (IF APPLICANT IS NOT AN INDIVIDUAL)

JOHN WRIGHT, C.O.O.

BUSINESS ADDRESS

1 NORWOOD HILLS COUNTRY CLUB DRIVE

CITY/TOWN

ST. LOUIS

STATE

MO

ZIP CODE

63121

TELEPHONE

314 521-0682

FAX

(314) 521-0792

RESIDENT-ADDRESS (IF APPLICANT IS INDIVIDUAL)

CITY/TOWN

STATE

ZIP CODE

TELEPHONE

FAX

TAXPAYER IDENTIFICATION NUMBER (OR SOCIAL SECURITY NUMBER)

2ND TAXPAYER I.D. # (OR SOCIAL SECURITY NUMBER)

2. PROPERTY INFORMATION

NAME OF PROPERTY

NORWOOD HILLS COUNTRY CLUB

ADDRESS

1 NORWOOD HILLS COUNTRY CLUB DRIVE

CITY/TOWN

ST. LOUIS

STATE

MO

ZIP CODE

63121

COUNTY

ST. LOUIS

PROPERTY TYPE (CURRENT)

☐ Residential☒ Commercial☐ Residential/Commercial

PROPERTY TYPE (AFTER REHABILITATION)

☐ Residential☒ Commercial☐ Residential/Commercial

IS PROPERTY CURRENTLY VACANT

☐ Yes☒ No

3. OWNER INFORMATION (IF APPLICANT IS OTHER THAN OWNER, IF OWNER IS SAME PLEASE STATE SO)

NAME

SAME AS OWNER

ADDRESS

CITY/TOWN

STATE

ZIP CODE

4. PROJECT CONTACT

☐ Applicant☐ Owner☒ OtherNAME
PHILIP ESTEP, ESTEP REAL ESTATE SERVICES LLCADDRESS
3701 LINDELL BOULEVARDCITY/TOWN
ST. LOUISSTATE
MOZIP CODE
63108TELEPHONE
(314) 446-4514FAX
(314) 446-4527

5. PROPERTY LEGAL DESCRIPTION

ID# 13H310022
Assessors Book & Page: 01 0084
Subdivision: ALEXANDER SUBD
Legal Description: LOT PT 6

ID# 13H610043
Assessors Book & Page: 01 0068
Subdivision: LOT 13
Legal Description: 14 LOT PTS 11, 12 & BROTHERTON LOT PT 10, SE PT 13H610021 4 19 88

ID# 13G130548
Assessors Book & Page: 01 0004
Legal Description: & HASKEL ALEXANDER EST LOT PT 6 & SEC 17-46-7

*legitimate
intelligible*

6. IS PROPERTY CURRENTLY ON NATIONAL REGISTER?

☐ Yes ☒ No

7. APPLYING FOR FEDERAL?

☒ Yes ☐ No If yes, do not complete Part 1B, just attach federal form.

NAME OF REGISTERED HISTORIC DISTRICT (IF APPLICABLE)

8. PRELIMINARY TAX CREDIT REQUEST

Anticipated cost of rehabilitation

YEAR	AMOUNT	YEAR	AMOUNT
2004	3,500,000.00	2005	4,000,000.00
YEAR	AMOUNT	YEAR	AMOUNT

ANTICIPATED TOTAL COST OF PROJECT (INCLUDE ALL YEARS)

\$7,500,000.00 *may include*

BASIS OF PROPERTY (ACQUISITION COSTS)

1,000,000.00

PROJECT START DATE

07/01/2004

PROJECT COMPLETION DATE

09/01/2005

If property will be for commercial/retail/wholesale/manufacturing/business use

ANTICIPATED NUMBER OF JOBS CREATED AS RESULT OF REHABILITATION (NON-CONSTRUCTION JOBS)

20 - 25

ANTICIPATED INCREASE TO TAX BASE IN COMMUNITY

2,500,000.00

WILL THE PROPERTY RECEIVE TAX ABATEMENT?

☐ Yes ☒ No

IF YES, FOR HOW LONG OF A PERIOD?

ARE THERE OTHER STATE OF MISSOURI TAX CREDITS BEING APPLIED TOWARD THIS PROJECT?

☐ Yes ☒ No

IF YES, WHICH TAX CREDIT PROGRAM?

☐ Brownfield ☐ Enterprise Zone ☐ New Business Facility ☐ Neighborhood Preservation
☐ Neighborhood Assistance ☐ Youth Opportunity ☐ Other (please specify)

If property will be for residential/multifamily use

ANTICIPATED NUMBER OF HOUSING UNITS CREATED

ANTICIPATED INCREASE TO TAX BASE IN COMMUNITY

WILL THE PROPERTY RECEIVE TAX ABATEMENT?

☐ Yes ☐ No

IF YES, FOR HOW LONG OF A PERIOD

9. I hereby apply for preliminary approval to proceed with the above-described work for which I intend to claim a state income tax credit for historic rehabilitation. I attest that I am the property's owner and that the information I have provided is, to the best of my knowledge, true and correct. I hereby agree to allow representatives of the Department of Economic Development and/or the Missouri Department of Natural Resources, State Historic Preservation Office access to the property as may be necessary and reasonable for the approval of the proposed work.

NAME

JOHN WRIGHT, C.O.O.

DATE

03/01/2004

PART 1B.**Rehabilitation Information**

(NOTE: IF YOU ARE APPLYING FOR FEDERAL HISTORIC TAX CREDITS, YOU DO NOT HAVE TO COMPLETE PART 1. B -- INSTEAD SUBMIT A COPY OF THE FEDERAL FORM WITH ONLY ONE COPY OF PHOTOS & DRAWINGS.)

10. Detailed Description of Rehabilitation Work Includes site work, new construction, alterations, etc. Complete blocks below.

ITEM NUMBER: 1 **Architectural Feature:** SEE FEDERAL TAX CREDIT APPLICATION

Describe existing feature and its condition:
SEE FEDERAL TAX CREDIT APPLICATION

Describe work and proposed impact on existing feature.

PHOTO NO.

DRAWING NO.

ESTIMATED REHABILITATION COSTS

\$

ITEM NUMBER: 2 **Architectural Feature:**

Describe existing feature and its condition:

Describe work and proposed impact on existing feature.

PHOTO NO.

DRAWING NO.

ESTIMATED REHABILITATION COSTS

\$

ITEM NUMBER: 3 **Architectural Feature:**

Describe existing feature and its condition:

Describe work and proposed impact on existing feature.

PHOTO NO.

DRAWING NO.

ESTIMATED REHABILITATION COSTS

\$



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

NPS Office Use Only

NRIS No:

NPS Office Use Only

Project No:

Instructions: Read the instructions carefully before completing the applications. No certifications will be made unless a completed application form has been received. Type or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets. A copy of this form may be provided to the Internal Revenue Service. The decision by the National Park Service with respect to certification is made on the basis of the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings, and specifications), the application form shall take precedence.

1. Name of Property: NORWOOD HILLS COUNTRY CLUB

Address of Property: Street 1 NORWOOD HILLS COUNTRY CLUB DRIVE

City ST. LOUIS

County ST. LOUIS

State MISSOURI

Zip 63121-1550

☒ Listed individually in the National Register of Historic Places; give date of listing: PART 1 APPLICATION PENDING APPROVAL

☐ Located in a Registered Historic District; specify: _____

Has a Part 1 Application (Evaluation of Significance) been submitted for this project? ☒ yes ☐ no

If yes, date Part 1 submitted: FEB. 27, 2004

Date of certification: TBD

NPS Project Number: _____

2. Data on building and rehabilitation project:

Date building constructed: 1922 - 1928

Total number of housing units before rehabilitation: NA

Type of construction: STUCCO, BRICK, STEEL, CONCRETE

Number that are low-moderate income: NA

Use(s) before rehabilitation: COUNTRY CLUB

Total number of housing units after rehabilitation: NA

Proposed use(s) after rehabilitation: COUNTRY CLUB

Number that are low-moderate income: NA

Estimated cost of rehabilitation: \$8,000,000 TO 9,500,000

Floor area before rehabilitation: 51,900 SF GROSS

This application covers phase number 1 of 1 phase

Floor area after rehabilitation: 58,210 SF GROSS

Project/phase start date (est.): AUGUST 2004

Completion date (est.): SEPTEMBER 2005

3. Project contact:

Name PHILIP ESTEP, ESTEP REAL ESTATE SERVICES LLC

Street 3701 LINDELL BOULEVARD

City ST. LOUIS

State MISSOURI

Zip 63108

Daytime Telephone Number (314) 308-8091

4. Owner:

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C. 1001.

Name NORWOOD HILLS CORPORATION
AND/OR ASSIGNS

Signature

BY: JOHN WRIGHT, C.O.O.

Date 03/01/2004

Organization NORWOOD HILLS CORPORATION AND/OR ASSIGNS

Social Security or Taxpayer Identification Number 43-0438260

Street 1 NORWOOD HILLS COUNTRY CLUB DRIVE

City ST. LOUIS

State MISSOURI

Zip 63121-1550

Daytime Telephone Number (314) 521-0682

NPS Office Use Only

The National Park Service has reviewed the "Historic Certification Application – Part 2" for the above-named property and has determined:

- ☐ that the rehabilitation described herein is consistent with the historic character of the property or the district in which it is located and that the project meets the Secretary of the Interior's "Standards for Rehabilitation." This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is completed.
- ☐ that the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's "Standards for Rehabilitation" if the attached conditions are met.
- ☐ that the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's "Standards for Rehabilitation." A copy of this form will be provided to the Internal Revenue Service.

Date

National Park Service Authorized Signature

National Park Service Office/Telephone No.

NORWOOD HILLS COUNTRY CLUB

Property Name

1 NORWOOD HILLS COUNTRY CLUB DRIVE
ST. LOUIS, MO 63121-1550

Property Address

**HISTORIC PRESERVATION
CERTIFICATION APPLICATION –
PART 2**

NPS Office Use Only

Project Number:

5. DETAILED DESCRIPTION OF REHABILITATION / PRESERVATION WORK – Includes site work, new construction, alterations, etc. Complete blocks below.

<p>Number 1</p>	<p>Architectural feature <u>South elevation</u></p> <p>Approximate Date of feature <u>1922 - 1928</u></p>	<p>Describe work and impact on existing feature:</p> <p>1. The South façade of the building shall receive minor repairs as necessary. No significant changes shall be made to preserve the decorative elements, the basic form, and the main masonry openings. 2. The doors and windows shall be maintained or receive minor maintenance repairs.</p> <p>The following National Park Service Preservation Briefs shall be followed:</p> <p>#17 Architectural Character Identifying the visual aspects of Historic Buildings as an Aid to Preserving their Character.</p> <p>#30 Preservation and Repair of Historic Clay Roof Tiles.</p>
<p>Describe existing feature and its condition:</p> <p>1. The masonry, brickwork, clay roof tiles, paint, and decorative features of the principle South elevation façade are in good condition. 2. The large main covered entrance on the southern elevation is in good condition, and the secondary entrance is in good condition. 3. The windows on the South elevation are in good condition.</p> <p>Photo no. <u>1-3, 22-26, 27-28,</u> Drawing no <u>A5, A6, A7, A8, A9</u></p>		
<p>Number 2</p>	<p>Architectural feature <u>East and West elevations</u></p> <p>Approximate Date of feature <u>1920s</u></p>	<p>Describe work and impact on existing feature:</p> <p>1. The East and West façades of the building shall receive minor repairs as necessary. No significant changes shall be made to preserve the decorative elements, the basic form, and the main masonry openings. 2. The doors and windows only require minor maintenance repairs.</p> <p>The following National Park Service Preservation Briefs shall be followed:</p> <p>#17 Architectural Character Identifying the visual aspects of Historic Buildings as an Aid to Preserving their Character.</p> <p>#30 Preservation and Repair of Historic Clay Roof Tiles.</p>
<p>Describe existing feature and its condition:</p> <p>1. The East and West elevations are secondary façades whose masonry, brickwork, clay roof tiles, paint and decorative features are in good condition. 2. The windows on these elevations are in good condition.</p> <p>Photo no. <u>5, 6, 9, 19, 20, 21, 22</u> Drawing no <u>A5, A6, A7, A8</u></p>		
<p>Number 3</p>	<p>Architectural feature <u>North elevation</u></p> <p>Approximate Date of feature <u>1920s</u></p>	<p>Describe work and impact on existing feature:</p> <p>1. The North façade of the building shall have the numerous storage areas demolished to take the building back to the main structure. 2. There will be a general upgrade to this entire elevation, with the reconfiguration of interior space and the addition of some space to have a modernized grill and lounge facilities on the interior. 3. Exterior improvements such as walkways, patio areas, an entryway, and outdoor porches will return the functional utility that this elevation once enjoyed. 4. Existing windows are in good condition, and new windows shall be approved by the SHPO prior to installation.</p> <p>The following National Park Service Preservation Briefs shall be followed:</p> <p>#17 Architectural Character Identifying the visual aspects of Historic Buildings as an Aid to Preserving their Character.</p> <p>#30 Preservation and Repair of Historic Clay Roof Tiles.</p> <p>#14 New Exterior Additions to Historic Buildings Preservation Concerns</p>
<p>Describe existing feature and its condition:</p> <p>1. The North façade of the building was designed as the back of the building with a lesser significance, and whose masonry, brickwork, clay roof tiles, paint and decorative features are in fair to poor condition. The main problem with this façade is the existence of a number of low quality additions for storage and kitchen area as shown in the photographs. This side of the building was more important historically than it is presently due to these additions.</p> <p>Photo no. <u>9, 10, 12 – 19</u> Drawing no <u>A5, A6, A7, A8, A10</u></p>		
<p>Number 4</p>	<p>Architectural feature <u>Interior Systems & Decoration</u></p> <p>Approximate Date of feature <u>1920s</u></p>	<p>Describe work and impact on existing feature:</p> <p>1. The HVAC system requires modernization. Ductwork exists in all spaces, and renovation shall not impact wood trim, ceiling heights or other elements of historic character. The wiring and plumbing shall be modernized as required to allow for future needs. Historic features throughout the interior shall be preserved and updated, but no work having a significant negative impact on the existing fabric is foreseen.</p> <p>The following National Park Service Preservation Briefs shall be followed:</p> <p>#17 Architectural Character Identifying the visual aspects of Historic Buildings as an Aid to Preserving their Character.</p> <p>#18 Rehabilitating Interiors in Historic Buildings – Identifying Character-Defining Elements.</p> <p>#24 Heating, Ventilating and Cooling Historic Buildings: Problems & Recommended Approaches.</p>
<p>Describe existing feature and its condition:</p> <p>1. The interior of the building is in good condition. However, the systems of the building are antiquated and must be modernized because the structure is approaching functional obsolescence. Kitchens, HVAC, plumbing, and electrical are the systems primarily with problems. 2. Existing rooms need general painting, recarpeting and redecorating in addition to functional improvements.</p> <p>Photo no. <u>13 – 17, 29 – 64</u> Drawing no <u>A3, A4, A5, A6, A7, A8</u></p>		

8

**HISTORIC PRESERVATION
CERTIFICATION APPLICATION –
PART 2**

NORWOOD HILLS COUNTRY CLUB

Property Name

1 NORWOOD HILLS COUNTRY CLUB DRIVE
ST. LOUIS, MO 63121-1550

Property Address

NPS Office Use Only

Project Number:

Number 5	<p>Architectural feature <u>Interior Layouts</u></p> <p>Approximate Date of feature <u>1920's</u></p>	<p>Describe work and impact on existing feature:</p> <p>1. The proposed remodeling of the interior layout shall both improve the club for current and future use, and restore the traditional flow of space that has been compromised over the years. 2. The Secondary entrance on the South elevation will have its original importance restored in the circulation pattern of the interior rooms, while the traditional flow from the main entrance is preserved.</p> <p>The following National Park Service Preservation Briefs shall be followed:</p> <p>#17 Architectural Character Identifying the visual aspects of Historic Buildings as an Aid to Preserving their Character.</p> <p>#18 Rehabilitating Interiors in Historic Buildings – Identifying Character-Defining Elements.</p> <p>#24 Heating, Ventilating and Cooling Historic Buildings: Problems & Recommended Approaches.</p>
Number 6	<p>Architectural feature <u>General New Additions</u></p> <p>Approximate Date of feature <u>1920s</u></p>	<p>Describe work and impact on existing feature:</p> <p>1. The North elevation shall be improved by replacing shed, storage and loading dock construction with grill and lounge areas and a North entrance. The North entrance is located opposite the secondary South entrance, creating a rational flow through the space. 2. A new service entry shall be constructed largely underground, which allows for the views from the building to the north to be unobstructed by unsightly utilitarian constructions. 3. A fitness room shall be added next to the kitchen mechanical room on the second floor.</p> <p>The following National Park Service Preservation Briefs shall be followed:</p> <p>#17 Architectural Character Identifying the visual aspects of Historic Buildings as an Aid to Preserving their Character.</p> <p>#14 New Exterior Additions to Historic Buildings – Preservation Concerns.</p>
Number 7	<p>Architectural feature _____</p> <p>Approximate Date of feature _____</p>	<p>Describe work and impact on existing feature:</p>
Number 8	<p>Architectural feature _____</p> <p>Approximate Date of feature _____</p>	<p>Describe work and impact on existing feature:</p>